

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A SPECIAL MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR JANUARY 20, 2010, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4:10 P.M. by Chair Bob Cowan.

ATTENDANCE

Members Present: John Almash, Bob Cowan, Phil Micciche, Len Pacheco
Members Absent: Charles Erikson
Staff Present: Suzanne Davis, Associate Planner; Pamela Jacobs, Assistant Town Manager; Greg Larson, Town Manager
Others present: Paul & Deborah Weinstein, 308 Bachman Avenue; Darren Carroll, 122 Olive Street

VERBAL COMMUNICATIONS:

None

ITEM 1: 308 BACHMAN AVENUE

Bob Cowan recused himself from this item since he lives within 500 feet of the property.

Paul and Deborah Weinstein, property owners, were present for this item. *Deborah Weinstein* explained that the house was originally constructed in 1906-1908. In 1986 a previous owner lifted what was a one-story home and a lower level was added. The front steps were added at that time. The steps and railing are not in keeping with the Craftsman style architecture and are in need of repair. The proposal is to replace with a simple wood banister and columns (shingle siding will be removed). The design will be consistent with the window detailing. The rear deck of the upper floor is also in need of repair. The stairs will be moved to the side and the decks walls and planters will be removed and replaced with an open-style railing.

Len Pacheco commented that the joinery needed for the front stairs may be difficult to build and maintain. He clarified that the columns are intended to be slightly tapered and the entire front porch covering will be replaced (from slate tile to wood).

John Almash clarified that the front porch railing and ceiling will not be changed.

Len Pacheco made a motion to approve the plans to remodel the front porch and rear deck with the following

1. The front porch columns should be in proportion to the weight that they are supporting.
2. The railing and balusters shall be designed to match the proposed design of the rear deck.

The motion was seconded by *Phil Micciche* and passed unanimously.

Bob Cowan returned to the meeting.

OTHER BUSINESS

A. 17 FIESTA HOUSE

Pamela Jacobs stated that the proposal is to relocate the house to 122 Olive Street. The proposal meets the performance standards specified in the Historic Resources Evaluation. The consultants were not able to determine whether the house was constructed in the location on Fiesta. The moving cost is about \$40,000.

The Committee discussed some of the particulars about the proposed site layout.

Bob Cowan commented that a broad issue is whether this is a suitable site.

Len Pacheco stated that the content of the neighborhood may not be appropriate given the architectural style and age of 17 Fiesta House.

John Almash agreed that it fits the scale of the neighborhood. It may be a case where function outweighs form. Storing the house until a location may be found does not fit the goals and objectives.

Phil Micciche said it is an eclectic neighborhood and the house will be an asset.

Darren Carroll stated that he would like to preserve the character of the house.

Len Pacheco commented that given the constraints he could live with the relocation, provided that certain conditions are met

Bob Cowan said he is in favor of the proposal although he would have preferred a more appropriate location.

Phil Micciche made a motion to recommend approval with the following conditions:

1. An historic plaque shall be included on the property.
2. No exterior alterations to be made to the structure.
3. The proposed exterior modifications to the porch will be reviewed by the Committee.

John Almash seconded the motion and it passed unanimously.

B. 20 DITTOS LANE

Staff advised the Committee that the boarding house structure at 20 Dittos Lane is in poor condition and may be red-tagged by the Building Official. The structure is likely to be demolished and would not come to the HPC for a recommendation if it is red-tagged.

ITEM 3 APPROVAL OF MINUTES

Len Pacheco made a motion to approve the minutes of January 6, 2010 as submitted. The motion was seconded by *John Almash* and passed unanimously.

The meeting was adjourned at 5:05 pm. The next regular meeting is scheduled for February 17, 2010.

Prepared by:

Suzanne Davis

Suzanne Davis, AICP
Associate Planner

Approved by:

Len Pacheco *vice chair*

Bob Cowan
Chair